



THE VERMONT RIVER CONSERVANCY

Conserving Shorelands and Access

November 15, 2017

Mr. Frank Gardner
United States Environmental Protection Agency
EPA New England – Region 1
5 Post Office Square, Suite 100
Mail Code OSRR07-3
Boston, Mass

Re: Vermont River Conservancy
EPA Brownfields Cleanup Grant Application
250 Birge Street, Brattleboro, Vermont

Dear Mr. Gardner,

The Vermont River Conservancy (VRC) has been working in collaboration with the Town of Brattleboro and the State of Vermont Agency of Natural Resources to remediate soil contamination on a twelve acre parcel of vacant, post-industrial land along Whetstone Brook in downtown Brattleboro, Vermont. Upon removal of the contaminated soils the parcel will undergo extensive excavation of imported fill to restore its natural floodplain elevation and thereby reduce flood damage to downstream buildings and infrastructure. The restored parcel will also provide much needed outdoor recreational space and access to Whetstone Brook for residents of the neighborhood. Site remediation and restoration will also enable the development of an on-site storm water treatment system using a restored wetland complex on a portion of the property.

Phase I and Phase II site assessments have been completed and a draft Corrective Action Plan has been submitted. The Phase II assessment identified PAH contaminated soils on approximately one third of the twelve acre parcel. Funding for the complete restoration of the site from other funding sources cannot be accessed until the contaminated soils are removed.

VRC has extensive federal, state, and private foundation grant management experience. During the current year (2017) VRC has in progress, or will complete by year's end, over thirty conservation land acquisition projects involving over 50 individual governmental and private foundation grants. VRC has a full time qualified staff person devoted to grant management and financial record management.

This project, when complete, will transform a 12 acre vacant lot with contaminated soils and negative economic and social impacts on the surrounding neighborhood into a multiple public benefit landscape where flood waters will be absorbed, urban stormwater runoff treated, and a new public park created along a scenic waterway.

- a) Applicant Information: Vermont River Conservancy
29 Main Street, Suite 11
Montpelier, VT 05602
- b) Funding Requested:
- i. Grant Type: Single Site Cleanup
 - ii. Federal Funds Requested: \$200,000 with a request for waiver of cost-share.
 - iii. Contamination: Hazardous Substance
- c) Location: Brattleboro, Windham County, Vermont
- d) Property Name and Address: 250 Birge Street
250 Birge Street, Brattleboro, VT 05301
- e) Contacts:
- i. Project Director: Steve Libby, Executive Director
Vermont River Conservancy
29 Main Street, Suite 11
Montpelier, VT 05602
Phone: 802-229-0820, Cell: 802-363-0616
Email: slibby@vermontriverconservancy.org
 - ii. Chief Executive: Steve Libby, Executive Director
Vermont River Conservancy
29 Main Street, Suite 11
Montpelier, VT 05602
Phone: 802-229-0820, Cell 802-363-0616
Email: slibby@vermontriverconservancy.org
- f) Population: Vermont River Conservancy is not a municipality.
The target area population is 5,471 (target area = Census Tract 9685). This is not an area of persistent poverty.
- g) Other Factors Checklist: The Checklist is attached to this Cover Letter
- h) State Letter: A letter from the Vermont Department of Environmental Conservation, the state environmental authority, is attached.

Please let me know if you have any questions regarding this application

Sincerely,



Steven R. Libby, Executive Director

Appendix 3

Cleanup Other Factors Checklist

Name of Applicant Vermont River Conservancy

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	Narrative, Page 9
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



AGENCY OF NATURAL RESOURCES

State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@vermont.gov

November 13, 2017

Vermont River Conservancy
Attn: Steve Libby
29 Main Street, Suite 11
Montpelier, VT 05602

Dear Mr. Libby,

This letter will serve as acknowledgment that the Vermont Department of Environmental Conservation (DEC) has received notice that the Vermont River Conservancy intends to apply for an EPA Brownfields Cleanup Grant for 250 Birge Street in Brattleboro, VT.

The State of Vermont applauds you for taking the initiative to apply for these funds. It is wonderful to see that this project is at the point of being ready to have corrective action implemented. This is an important project for Brattleboro and an important project to further the reuse of brownfields in the State of Vermont.

As you progress in your efforts with the cleanup, the Vermont DEC looks forward to working collaboratively with the Vermont River Conservancy to implement the corrective action and assist in leveraging other State or Federal funds to help with cleanup and reuse.

Good luck in the competition.

Sincerely,

Patricia Coppolino, Environmental Program Manager
Sites Management Section
Waste Management and Prevention Division



NARRATIVE PROPOSAL – 250 Birge Street, Brattleboro, VT

1. COMMUNITY NEED

a. Target Area and Brownfields

i) Community and Target Area Description

Brattleboro, Vermont is located in Windham County in southeastern Vermont. With a population of 12,046, Brattleboro is the largest town in Windham County and serves as the commercial and industrial center.

Brattleboro has a rich industrial heritage reaching back to water-powered mills and manufacturing industries including printing presses, organ manufacturing, and textiles. The town was impacted by long-term changes in transportation and production technology in the second half of the twentieth century along with shifting economic patterns leading to a global economy. Deindustrialization has resulted in many vacant or underutilized buildings and contaminated sites limiting their safe reuse. Other twentieth century land uses such as automobile repair, gas stations, and loosely regulated dry cleaning shops contribute to the total number of sites.

These large scale economic changes have concentrated poverty in Brattleboro. Census tract 9685 has median family income below 80% of the statewide median family income and is thus eligible for New Market Tax Credits (NMTC). NMTC is a federal program designed to spur new investment in operating businesses or real estate projects in a community where high rates of poverty and unemployment are present. Our site is located within this target area.

ii) Demographic Information and Indicators of Need

As illustrated in the following table, compared to the town, Vermont, and US, the target area has a higher rate of unemployment, higher rates of residents living in poverty, lower median household income.

Category	Target Area – Census Tract 9685	Town	Vermont	United States
Population	5,471 ¹	11,841 ¹	626,604 ¹	316,127,513 ¹
Unemployment	11.4% ¹	8.8% ¹	5.5% ¹	8.3% ¹
Poverty Rate	21.3% ¹	17.4% ¹	11.5% ¹	15.5% ¹
Percent Minority	9.4% ²	7.1% ²	6.4% ²	37.8% ²
Median Household Income	\$48,235 ¹	\$47,597 ¹	\$55,167 ¹	\$53,889 ¹

¹Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

²Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml. Note, the percent minority is derived from the HISPANIC OR LATNIO AND RACE population table (i.e., the sum of the Hispanic or Latino (of any race), Black of African American alone, American Indian and Alaska native alone, Native Hawaiian and Other Pacific Islander alone, Some other race alone and two or more races percentages)

Brattleboro's relative decline as a regional center has been going on for decades. Between 2000 and 2016, the number of manufacturing establishments in Brattleboro declined by 10.9%;

resulting in the loss of 1,473 manufacturing jobs.¹ As good jobs become harder to find, residents often find themselves working two or more lower paying jobs. According to the Vermont Department of Labor, service oriented jobs made up 72% of the employment opportunities in Brattleboro in 2016. These service jobs rarely include the benefits of manufacturing jobs such as health insurance or retirement plans. Unfortunately, many of these service jobs do not provide a “livable wage.”

iii) Description of Brownfields

The Town of Brattleboro estimates that there are approximately 68 hazardous substance brownfield sites totaling 135 acres and 20 petroleum brownfield sites totaling 10 acres. The hazardous substance sites estimate was based on known vacant or underutilized industrial land. The petroleum sites were identified reviewing transportation maps, Sanborn Fire Insurance Maps, and historical telephone directories to identify properties where underground storage tanks were either documented or would likely have been in use (i.e., automotive repair stations and “mom and pop” stores).

Due to Brattleboro’s historic development patterns there is a legacy of industrial uses in the target area and therefore there are several brownfield sites. These include EPA-funded brownfields assessments and cleanup at Brattleboro Transportation Center, New England Youth Theater campus, and Estey Organ Company. Based on assessment work at these sites, typical contaminants found include solvents, petroleum products, PAHs, PCBs, arsenic, lead, metals, VOCs, and asbestos; all potential public health threats to this densely developed area.

250 Birge Street (herein referred to as the “Site”) is a 12.5 acre site located on the edge of downtown Brattleboro. The site has been part of a group of properties owned by lumber and furniture companies for over 100 years. Historically, the site was used for sawmill activity. Beginning in the 1960s the site was used to store lumber prior to being kiln dried. This operation resulted in a lot of heavy trucks moving lumber on and off site. Today, the site sits vacant and unused. There are no structures on the site.

b. Welfare, Environmental, and Public Health Impacts

i) Welfare Impacts

Nationally, there is a strong correlation between the presence of environmental contamination and the close proximity of low and moderate income populations. The Town of Brattleboro and the targeted area are no different. According to the US Census, 21.3% of the population in the targeted area live below the poverty level. The community that centers around the site has a Free and Reduced Lunch rate that fluctuates around 70 percent; the rate of children in state’s custody is the highest in the state, family homelessness remains a challenge, and Individual Education Plans (IEP) in the Green Street Elementary School are high. There are elevated rates of disabled and students with developmental delays in the neighborhood elementary school: 30% compared to the town-wide rate of 20.72% for the total elementary populations.

Heroin and opiate addiction is a major issue in Brattleboro. The high levels of drug abuse have

¹ Covered Employment and Wages for Town of Brattleboro, Base Time Period 2016, Change from 2000, Covered Employment, ELMI Data Tools, Economic and Labor Market Information, Information Center, website of the Vermont Department of Labor, available at <http://www.vtلمي.info>

contributed to are more than 50 percent jump in the foster care population from 2015-2016 (Brattleboro is the largest town in Windham County).² A first in the state, a childcare center has opened in Brattleboro for kids whose parents are receiving their daily Suboxone treatment for their addiction.³

The poverty and economic disparity in Brattleboro has resulted in an increase in homelessness in the community. It is estimated on any given night, there are 114 people homeless in Windham County.⁴ This figure is comprised of both the chronically homeless as well as people who are precariously housed (doubling up, couch surfing, etc.). In Brattleboro, the Winter Overflow Shelter sees an average of 25 people per night and has served over 80 separate homeless adults. In 2017, the shelter had to move locations in order to meet the growing demand.

ii) Cumulative Environmental Issues

Due to the historical development pattern, there is a legacy of industrial uses mixed with residential uses in the targeted area. The targeted area hosts two major transportation routes – Interstate 91 and a rail line servicing both commuter and freight services. Due to the dense urban form of the target area, there is limited access to open space and outdoor recreation, particularly along the rivers and streams.

Water quality in the Whetstone Brook is impaired with bacteria. The brook is listed on the Vermont 303(d) List as bacteria-impaired with levels of E.coli bacteria that exceed Vermont's water quality criteria. The Site consists of land on both sides of Whetstone Brook.

The Whetstone Brook has a history of flooding. In 2011, Tropical Storm Irene caused the Whetstone Brook to flood causing damages to eleven buildings in the immediate area of the site, including four businesses. This was a large scale flood event but increasingly, Brattleboro has been experienced smaller, more intense storms. While not catastrophic events, these smaller storms degrade the public infrastructure, interrupt traffic, and heighten public health risks. The target area is experiencing approximately one of these small, intense storms every year.

iii) Cumulative Public Health Impacts

Lead is a serious health issue in the community. The lead levels in perimeter soils at pre-1950 Vermont homes commonly test at two to nearly four times EPA cleanup levels for play areas, and frequently test higher than that.⁵ Approximately 60% of Brattleboro's housing units were built before 1950.⁶

The prevalence of asthma in Vermont has been significantly higher than that of the U.S. since 2007.⁷ The Brattleboro Health Service Area had significantly higher emergency department visit rates than the statewide rate (48.5 visits per 10,000 compared to 39 visits per 10,000 for the

² "Windham County Foster Care Numbers Cause Worry," *VT Digger.org*. November 27, 2016.

<https://vtdigger.org/2016/11/27/windham-county-foster-care-numbers-cause-worry/#.WgMqbXZrzc>

³ "After 11 Overdoses in Brattleboro, Officials Say There Will Be More," *VPR.org*. <http://digital.vpr.net/post/after-11-overdoses-brattleboro-officials-say-there-will-be-more#stream/0>

⁴ 2017 Point in Time Survey, <http://helpingtohousevt.org/pointintime/>

⁵ Vermont Office of the Attorney General and Department of Health. "Get the Lead out of Vermont." 2007.

⁶ 2011-2015 American Community Survey 5-year estimates, DP04 Selected Housing Characteristics.

⁷ Vermont Department of Health. *The Burden of Asthma in Vermont*. 2013.

state).⁸ Studies have shown that exposure to PAHs is associated with onset of asthma, and increasing asthmatic symptoms.

c. Financial Need

i) Economic Conditions

Vermont River Conservancy (VRC), the owner of the property, is a state-wide non-profit organization. VRC receives its revenues primarily through fundraising. There is not enough revenue to undertake the environmental cleanup of this property without additional investment from public and private sources.

The Town of Brattleboro also lacks the financial resources to fund the cleanup of this property. Key factors that limit the Town's ability to fund such work include:

- Brattleboro's static population limits local market growth which means little or no growth in the commercial and residential tax base. Real estate taxes paid on residential property account for approximately 63% of all property taxes. There is no ability to fund additional services without raising additional revenue (taxes).
- Brattleboro's property taxes are one of the highest in Vermont. There is no county government in Vermont and there is no countywide tax base.
- Infrastructure and utilities are in constant need of maintenance and, in some cases, replacement to meet new regulatory standards. The Town recently completed a \$32 million upgrade to the Wastewater Treatment Plant to comply with federal and state regulations and is paying down a \$14.1 bond for facility improvements.
- In 2011, Tropical Storm Irene caused widespread and historic flooding resulting in significant damage to homes and commercial properties, business disruption, and massive devastation to critical public infrastructure (FEMA declaration DR-4022). In downtown, Tropical Storm Irene destroyed or damaged roads and sidewalks, caused damages to eleven buildings, including four businesses that employ approximately 52 people.⁹ Damages to public and private property were in excess of \$4,000,000.
- Outside sources of funding are difficult to obtain. Cutbacks within the State means reduced funding for many grant programs. Local social service agencies are dealing with their own financial difficulties

ii) Economic Effects of Brownfields

A stagnant grand list, job loss, static wages, and high household poverty are creating economic instability. The assessed value of properties in Brattleboro, particularly commercial properties, has been static. Negative property values constrain access to finance and discourage investment. This impacts the willingness of businesses and developers to invest in brownfield properties as cleanup costs alone frequently exceed property values.

⁸ Vermont Department of Health, *Asthma Data Pages, 2014 BRFSS and ACBS*

⁹Vermont Agency of Commerce and Community Development. *VT Economic Resiliency Initiative Brattleboro Community Report*. 2015.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description

i) Existing Conditions

250 Birge Street is a 12.5 acre parcel on the edge of downtown Brattleboro. The property is bounded on the south, and east sides by steep and heavily wooded slopes. The Whetstone Brook flows through the western edge of the property. The property is accessed from the north by a public road with several residential properties. 250 Birge Street is currently vacant and there are no buildings or structures on the property. Town water and sewer lines run across the northern edge of the property.

Phase II Environmental Site Assessment was conducted on the site. Soil and groundwater assessment was performed to determine whether the recognized environmental conditions resulted in detectable impacts. The testing found that shallow soils (0-4' below grade) in the northern part of the Site are impacted with polycyclic aromatic hydrocarbons (PAH) at levels above the DEC's residential soil screening value. The levels of PAH contamination generally decline in a southward direction and with depth. Off-Site reuse of the fill soils in the northern portion of the Site will require soil management because several individual PAH concentrations exceed EPA and DEC residential screening thresholds.

ii) Proposed Cleanup Plan

The cleanup plan for this site is to excavate approximately 2 acres of the 12-acre parcel that have soil PAH concentrations above US EPA and Vermont Department of Environmental Conservation (VT DEC) residential screening values. The excavated soils will be disposed of, or reused, off-site in accordance with VT DEC rules and regulations.

As the Analysis of Brownfields Cleanup Alternatives (ABCA) states, this is the only feasible alternative because it will not only protect the public from exposure but it will achieve the redevelopment objective of creating flood water storage. When implemented, this cleanup plan will not require institutional or engineering controls because the contamination and associated risk will be removed.

iii) Alignment with Revitalization Plans

The cleanup of 250 Birge Street will facilitate floodplain restoration of this property, a priority project for the Town of Brattleboro. Various local and state plans support the project.

In 2015, the State identified this project as a key flood risk management project. The *Vermont Economic Resiliency Initiative* report analyzed the effect that a floodplain restoration project on this parcel could have for downtown. It predicted a reduction of 4 to 5 feet of local flood elevations during major storm events. Additionally, it noted that the creation of eight acres of floodplain on the property would store 40 acre feet of water during 100 year storms, reducing the volume of water in the channel and reducing erosive forces downstream.

Also in 2015, the Town of Brattleboro was awarded a technical assistance grant from the US EPA under its "Making a Visible Difference in Communities" initiative. The assistance helped the town pursue design solutions that respond to climate change by creating resilient redevelopment and recreation opportunities within flood prone areas of the town while protecting

water quality and connecting people with the Whetstone Brook. A 3-day design charrette brought the community together to create a shared vision for the Lower Whetstone Brook. The conceptual plan for 250 Birge Street envisioned public open space in combination with a major floodplain restoration project that would improve floodplain storage, reduce flood energy and allow for the settling of sediments and other pollutants. The report noted that the combination of excavating materials from the site and improving wetlands on the site would increase the health of the Whetstone Brook while creating recreational opportunities for the community that could improve public health. The cleanup and restoration of this site is a direct implementation of this plan.

The 2014 Brattleboro All Hazards Mitigation Plan, approved by Federal Emergency Management Agency (FEMA), identified floodplain restoration and supported private efforts to buy and restore open space parcels in order to increase flood storage and reduce flood heights.

This project also conforms to the following goals and policies of the Brattleboro Town Plan:

- Encourage appreciation of Brattleboro's natural environment (Natural Resource Goal B)
- Encourage and enjoyment and participation of open space (Natural Resource Goal C)
- Encourage preservation and restoration of wildlife corridors, wetlands and riparian habitats (Natural Resource Policy 11.1)
- Reduce the impact of flooding and erosion (Land Use Goal B)
- Increase and improve public access to waterfront areas (Land Use Goal D)
- Provide the highest degree of flood protection at the least cost, through the identification and accommodation of natural flooding and channel migration processes posing hazards to life or property (Land Use Policy 12.2)
- Implement strategies within the watershed that reduce the environmental, health and welfare hazards association with flooding (Land Use Policy 12.3)

Thoughtful redevelopment over the past decade has preserved the traditional built form in the targeted area. This project will further strengthen these contributions. The cleanup of the contamination and floodplain restoration project will **support the existing community** by providing significant floodplain storage that will reduce downstream flooding. In addition, the creation of trails has the potential to **provide more transportation choices**.

b. Task Descriptions and Budget Table

i) Task Descriptions

Task 1: Cooperative Agreement Oversight

Personnel Cost – Grant Funded:

- The Project Manager will oversee a competitive procurement process to secure a Qualified Environmental Professional (QEP) to oversee and manage the cleanup. Project Manager at \$65/hour x 20 hours = \$1,300.
- The Project Manager will oversee a competitive procurement process to hire a contractor to undertake the cleanup work. Project Manager at \$65/hour x 30 hours = \$1,950.
- The Project Manager will oversee cleanup and management services for the duration of the grant. Project Manager at \$65/hour x 40 hours = \$2,400.

- The Project Manager will comply with EPA grant management reporting requirements including preparing progress reports, updating ACRES. Project Manager at \$65/hour x 16 hours = \$1,040.

Fringe Cost – Grant Funded:

- A rate of \$17.50 per hour has been calculated for fringe.

Travel Cost – Grant Funded:

- The Project Manager will attend the National Brownfields Training Conference. Air travel/lodging/per diem = \$1,945.

Task 1 Outputs: Hire a QEP, hire a cleanup contractor, update ACRES database, 12 quarterly report, MBE/WBE report, final report, other required reports, attend National Brownfields Training Conference,

Task 2: Community Outreach

Personnel Cost – Grant Funded:

- The Project Manager will have final approval of the Community Relations Plan. Project Manager at \$65/hour x 4 hours = \$260.
- The Project Manager will oversee and meet with an Advisory Committee that will provide input on the project. Project Manager at \$65/hour x 10 hours = \$650.
- The Project Manager will participate in a minimum of 2 community meetings in the neighborhood. Project Manager at \$65/hour x 10 hours = \$650.
- The Project Manager will conduct general outreach for the project. Project Manager at \$65/hour x 4 hours = \$260.

Fringe Cost – Grant Funded:

- A rate of \$17.50 per hour has been calculated for fringe.

Personnel Cost - Cost Share: A 5-member community advisory committee will facilitate communication between VRC, neighbors and other community stakeholders throughout the project. This volunteer time is an in-kind donation of \$20 per person x 50 hours = \$1,000 per person. \$1,000 x 5 members = \$5,000.

The Town of Brattleboro will provide in-kind services in the amount of \$4,787 for staff time to write a community relations plan, produce mailings, newspaper notices, and online postings to keep the public informed of the progress of the cleanup project. Planning Services Department staff will organize and participate in advisory meetings and public meetings. Town Planner at \$39.00/hour x 120 hours = \$4680.

Task 2 Outputs: Community Relations Plan, 2 community meetings, Advisory Committee meetings, newspaper releases, web and print material

Task 3: Site Cleanup

Contractual – Grant Funded:

- A cleanup contractor will be selected through competitive procurement. Contaminated soils will be excavated, removed from the site, and disposed of at an appropriate off-site location. Soil removal costs are estimated at \$21 per cubic yard (10 per cubic yard to excavate the soils, \$10 to place the soils at an alternate site, and \$1 per yard for the transportation-5 miles round trip).

Cost Share: \$15,000 potential grant funding from Connecticut River Conservancy for riparian buffer plantings; \$5,000 potential grant funding for signage; \$11,110 from fundraising in the event that a the waiver of the cost share requirement is not granted.

Task 3 Outputs: remediation for 1 site, riparian buffer plantings, site signage

Task 4: Oversee Sight Cleanup

Contractual – Grant Funded:

- The QEP will oversee the cleanup, including implementation of the corrective action plan, final design plans and specifications, and routine inspections. QEP at \$110/hr x 100 hours = \$11,000.
- The QEP will create a Quality Assurance Project Plan for characterization and confirmation soil sampling. QEP at \$100/hr x 20 hours = \$2,000.
- The QEP will prepare a Brownfields Completion Report upon completion of cleanup and close out the cleanup grant. QEP at \$100/hr x 40 hours = \$4,000.

Task 4 Outputs: Final design plans, Quality Assurance Project Plan, Completion Report

ii) Budget Table

Budget Categories	Project Tasks				
	Cooperative Agreement Oversight	Community Outreach	Site Cleanup	Oversee Site Cleanup	Total
Personnel	\$6,890	\$1,820			\$8,710
Fringe Benefits	\$1,855	\$490			\$2,345
Travel	\$1,945				\$1,945
Equipment					
Supplies					
Contractual			\$170,000	\$17,000	\$187,000
Other (include subawards) (specify)					
Total Federal Funding	\$10,690	\$2,310	\$170,000		\$200,000
Cost Share		\$8,900	\$31,100		\$40,000
Total Budget	\$10,690	\$11,210	\$201,100	\$17,000	\$240,000

c. Ability to Leverage

250 Birge Street has already received approximately \$50,010 in EPA funds from the Town of Brattleboro to execute the assessment and cleanup planning work on this property to bring it to the point of cleanup. In 2016, VT DEC awarded \$84,400 in Ecological Restoration Program for acquisition of the property and floodplain restoration design. The Vermont Housing and Conservation Board provided \$135,000 for the purchase of the property.

Additional funding will be required. VRC has the ability to leverage EPA Brownfield Cleanup funding with other funding in order to complete the redevelopment project at 250 Birge Street.

Source	Purpose /Role	Amount	Status
Town of Brattleboro	In-kind services towards community outreach activities associated with the implementation of the cleanup	\$3,900	Secured resource (see attached letter)
Windham Regional Commission Brownfields Revolving Loan Fund	Cleanup funding for the site	\$150,000	Potential resource – There is a good chance of obtaining this as this fund has some remaining funds and they are pursuing supplemental funding.
Connecticut River Conservancy	Riparian buffer plantings	\$15,000	Potential resource – There is a very good chance of obtaining this.
FEMA - Pre-Disaster Mitigation Funds or Hazard Mitigation Grant Program	Environmental restoration on the property	\$350,000	Potential resource – State Hazard Mitigation office has strongly recommend we apply, noting it is a high priority project in Vermont. Applications will be accepted by the State of Vermont in 2018.

VRC will continue to collaborate and leverage funding for the property at 250 Birge Street, despite our limited resources. We will seek the remainder of the cleanup funds from the Windham Regional Commission's Brownfields Revolving Loan Fund funds available. We could also seek assistance from the Vermont Brownfields Revitalization Fund, a state-wide source of funding for brownfields remediation.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

VRC has been working on conserving this site for three years in partnership with the Town of Brattleboro. Prior to submitting this grant, the following activities took place:

- **Conceptual Reuse Planning:** in June 2016 when the Town of Brattleboro held a 3-day design charrette to engage residents, businesses, and stakeholders about how to make the Whetstone Brook more resilient to weather disruption. This report envisioned floodplain restoration on this former industrial parcel.
- **Environmental Assessment:** In 2016, the Site was enrolled in the Brattleboro Brownfield Program for Phase I and II Environmental Site Assessments. The redevelopment projects and assessments have been discussed at Brattleboro Planning Commission meetings, which are duly warned and also aired on local television channels.
- **Grant Notification:** VRC placed a legal advertisement in the local newspaper, *Brattleboro Reformer*, announcing a public meeting on November 6 to discuss the grant application and take feedback on the Analysis of Brownfield Clean-up Alternatives.

VRC will work closely with the QEP to finalize the cleanup plan that is protective of sensitive populations and nearby residents, including children and elderly. A Health and Safety Plan will be developed by the QEP and will be followed by onsite contractors. VRC will be in regular contact with the neighbors and town with the schedule of activities, upcoming work at the site, and resident's questions and concerns.

The work site will be posted and public access to the site will be restricted with a gate during cleanup. Controlling dust, truck trips through the residential neighborhood, and construction noise are anticipated impacts that will need to be mitigated.

A community outreach plan will be written to engage a broad base of constituencies, provide updated project information, and provide opportunities for public participation. We will convene an Advisory Committee of citizens that will help us in the planning and implementation of the cleanup. We will use a combination of traditional communications, online communications, and social media to reach out and engage stakeholders. At least two community meetings will be held with the immediate neighbors of the site, as well as key neighborhood organizations, to listen to and gain information about any concerns. All outreach meetings will be held in the neighborhood of the site at a time that is most convenient for those involved. Meetings will be publicized by direct mailing to the owners of record for each property in the vicinity of the site and by posting at public locations near the site. Informational documents related to project activities will be accessible locally through the Town of Brattleboro website or during official business hours.

English is the predominant language spoken in Brattleboro (92.6% of people speak only English). There are hearing impaired residents in the community. As we become aware of situations where language or interpreter assistance is necessary, we will secure translation services so that all community members can be involved.

b. Partnerships with Government Agencies

VRC will continue to work closely with the VT DEC, the state agency that provides support and oversight to brownfield projects. VT DEC has assigned a manager to the site who has overseen

all of the assessment work and will continue to overseeing correction action planning and implementation.

We will also continue to work closely with the VT DEC Brownfields Project Manager to help facilitate site redevelopment. The Project Manager is the lead for Vermont's voluntary cleanup program, Brownfields Reuse and Environmental Limitation Liability Act (BRELLA). The primary benefits of BRELLA are the elimination of environmental liability and access to financial assistance. This site was enrolled in BRELLA in 2016.

The Vermont Department of Health (DoH) is the lead agency for public health policy and advocacy. They operate 12 district offices throughout the state including one in Brattleboro. If needed, we will contact the District Manager to arrange for environmental health assistance related to reviewing communicating risks. The District Manager can also arrange for joint press releases through DoH's Communications Office.

We will work with other state and federal agencies including the Vermont Agency of Commerce and Community Development, which has financial resources to assist with redevelopment projects. VRC will work the Vermont Division of Historic Preservation to ensure compliance with Section 106 of the 1996 National Preservation Act.

The Town of Brattleboro has been an active partner in this project. The Phase I and II ESAs were paid for out of the Town's EPA Brownfields Assessment Grant #BF-00A00112-0. The Planning Services Department has offered to write grants and facilitate community meetings as the project moves forward.

c. Partnerships with Community Organizations

i. Community Organization Descriptions and Roles

The following is a list of community-based organizations that have committed to helping us implement our project.

Organization	Description	Role/Commitment
Windham County Natural Resources District	Helps landowners and users, agricultural producers, and communities throughout Windham County, Vermont conserve land and water by providing services such as: technical assistance, education and outreach, workshops and financial assistance.	<ul style="list-style-type: none">• Technical advisor
Connecticut River Conservancy	Collaborates with partners to protect and advocate for rivers and educate and engage communities. Works to prevent pollution, improve habitat, and promote enjoyment of rivers and their tributary streams.	<ul style="list-style-type: none">• Help with community outreach• Fund riparian buffer plantings• Assist in planting riparian buffer
Windham	Creates and manages affordable	<ul style="list-style-type: none">• Provide community meeting

Organization	Description	Role/Commitment
Windsor Housing Trust	housing for low-moderate income residents of southeastern Vermont	space
Green Street Promise Communities	Aims to participate in community life by creating places and spaces where community members, including young children, can interact and be supported in a variety of healthy and creative ways.	<ul style="list-style-type: none"> • Participate in the advisory committee • Help with neighborhood outreach

ii. Letter of Commitment

The above organizations have provided a letter of commitments that accompanies this application.

d. Partnerships with Workforce Development Programs

VRC will work with the Brattleboro Development Credit Corporation and Vermont Businesses for Social Responsibility, which are workforce development programs in designed to increase the size and quality of the workforce throughout the county. We will also seek to collaborate with the Windham Regional Career Center is a high school program that trains students for post-secondary career success. There will be opportunities to collaborate with them through their Natural Resource Management classes on managing invasive species on the property and stormwater management design.

Local contractors will be notified of bid opportunities during the contracting phase for cleanup.

4. PROJECT BENEFITS

The cleanup of 250 Birge Street is part of a larger project to increase floodplain storage and floodway conveyance capacity by removing floodplain fill along the Whetstone Brook, removing berms along the banks of the brook, creating a retention basin to treat stormwater prior to entering the brook, and restoring a wetland. The excavation and construction would be paired with revegetation of the banks and floodplain storage area to improve the natural resource functions and enhance riparian habitat for fisheries and other aquatic resources. Walking trails that can be used by people of all abilities will be created to provide access throughout the site, including down to the brook.

a. Welfare, Environmental, and Public Health

The entire community, regardless of age, income levels or other attributes can benefit from **expanded access to open-space and safe pedestrian trails**. Time spent in nature immediately adjacent to home helps people to **relieve mental fatigue, reducing aggression**. Recent research supports findings that green residential spaces are gathering places where neighbors form social ties that produce **stronger, safer neighborhoods**. Barren spaces are more frightening to people and are more crime prone than parks landscaped with greenery and open vistas. In order to make the best use of greenery and open space, it must be positively incorporated into a community's design.¹⁰

¹⁰ <https://www.planning.org/cityparks/briefingpapers/saferneighborhoods.htm>

The US EPA investment in the cleanup of this site will benefit the environment. The removal or containment of pollutants will improve surface and groundwater quality, soil quality, and air quality. As this part of the Whetstone Brook is prone to flooding, removing the contaminated soil will also prevent these soils from being transported further downstream. The removal of the two foot berm combined with riparian restoration will allow the brook to re-establish a natural pattern and provide greater flood storage during high flow storm events.

b. Economic and Community Benefits

The cleanup and floodplain restoration at the site will be a long term **investment in the sustainability of downtown** Brattleboro which remains vulnerable to flooding as demonstrated by Tropical Storm Irene. As noted previously, downtown Brattleboro suffered destruction and damage to roads, sidewalks and buildings resulting in business disruption. Increasing the capacity of this property to store water could **reduce local flood elevations** by four to five feet in the downtown. This reduction could **reduce the cost of flood insurance** for residences and businesses. It will also help protect Williams Street which is an **important access for local businesses** and route into downtown.

The cleanup will provide public open space and recreation on the waterfront in downtown Brattleboro. The addition of green space with trails and vegetation will **improve stormwater management, improve air quality, and provide recreation space**. There is potential for **nature-based educational opportunities which will enhance civic engagement and the sense of community**.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

VRC has not had an adverse audit finding related to any grants it has received.

b. Programmatic Capability

VRC has extensive experience in managing federal, state, and foundation grants. In the current year, VRC has over thirty grant funded projects completed or underway accessing over fifty individual federal and state granting agencies, private foundations, and project restricted donor funds. VRC's executive director will oversee all aspects of the project. VRC has a full time financial manager with extensive experience in operating accounting software (QuickBooks) to track all income and expenditures. VRC's Board of Trustees is actively involved in project oversight and includes a CPA and corporate attorney. VRC will be advised throughout the project by Sue Fillion, Brownfields Program Manager for the Town of Brattleboro. VRC will hire a QEP to manage the day to day aspects of the project.

Executive Director: Steve Libby; Thirteen years as VRC executive director; Oversees all aspects of VRC projects and operations; Primary project manager of over 75 land conservation /acquisition projects; Extensive prior experience in construction project management for affordable housing groups, historic preservation restoration. Steve will be the Project Manager for the EPA Cleanup grant.

Financial Management: Richarda Ericson; Responsible for project grant management, income – expense accounting; Four years’ experience with VRC accounting systems, software (Quickbooks) and various databases employed by VRC to track project status and compliance with grant conditions.

VRC procurement policies require approval by the VRC Board of Trustees for any professional or contracting services in excess of \$25,000 with a minimum of three qualified bidders solicited. Awarded contracts will include all federal requirements.

c. Anticipated Outputs/Outcomes

The Project Manager will be responsible for reporting on the status of the tasks as well as the outputs and outcomes in the EPA quarterly reports and inputting information into the ACRES database, the tracking system for this grant. The public outreach program included in this application will be used to communicate outputs and outcomes to the public. Outputs and outcomes that will be measured include:

Outputs

- Number and content of public meetings
- Quantity of PAH contaminated soil removed and properly disposed
- Number and acreage of brownfields remediated
- Attendance at EPA Training and National Brownfields Conference
- Quarterly reporting in ACRES, annual reports, and completion report

Outcomes

- Reduced exposure to PAH
- Increased floodplain storage
- Reduced flood flows in urban areas
- Improved water quality
- Increased riparian and wetland habitat
- Create public trails and recreation
- Number of temporary jobs created during cleanup
- Federal and non-federal leveraging for the project

Some project outcomes might not be achieved within the grant period as they are longer term changes that will occur as a result of the completion of the activities. VRC is committed to the economic, social, and environmental results that comes with brownfield redevelopment and will continue to report outcomes to both the EPA and the public after the project period has ended.

d. Past Performance and Accomplishments

VRC has not received an EPA Brownfields Grant but has received other federal or non-federal assistance agreements.

ii.1) Purpose and Accomplishments

VRC has successfully received and administered a number of federal, state, and private grants including the following:

Two Rivers – Ottauquechee Regional Commission / CDBG-DR2 – 2015/2017; Amount: \$50,000. **Purpose:** To purchase existing auto salvage yard located in floodplain of White River, remove over 150 junk cars and associated detritus, cap PAH contaminated soils, and create public access to river. **Results:** 5.5 acre floodplain restored to natural function, public access to White River established.

Land and Water Conservation Fund – 2015; Amount: \$42,500. **Purpose:** Acquisition of Public Swimming Hole in Johnson, VT. **Result:** 2 acre parcel historically used by local residents for swimming and picnicking acquired to prevent closure by private owner.

Upper Connecticut River Mitigation and Enhancement Fund – 2014. Amount: \$83,975. **Purpose:** Purchase and restoration of 72 acre floodplain parcel on Nulhegan River in Bloomfield, VT. **Results:** Conservation and passive restoration of important floodplain slated for development.

Vermont Housing and Conservation Board / Vermont Agency of Natural Resources Ecosystem Restoration Grant Program – 2013. Amount: \$83,000. **Purpose:** Purchase of 42 acre floodplain parcel in Bristol, Vermont. Restoration of river channel and establishment of riparian buffer. **Result:** Permanent conservation of flood water attenuation capacity.

ii.2) Compliance with Grant Requirements

VRC employs a thorough grant tracking process to ensure all grant conditions are met. Each grant is entering into a database that notifies VRC staff when grant reports are due. Grant financial flows are tracked in detail through accounting software and all grant incomes and disbursements are recorded and reconciled. Final financial outlays for land acquisition projects are recorded on HUD-1 Settlement Statements and retained in VRC's permanent archive.

TOWN OF BRATTLEBORO

November 15, 2017

Steve Libby, Executive Director
Vermont River Conservancy
29 Main Street, #11
Montpelier, VT 05602

Re: In-kind services as leveraged funds for application for EPA Cleanup Grant

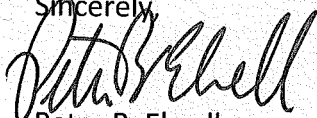
Dear Steve:

The Town of Brattleboro is committed to continuing to work with Vermont River Conservancy (VRC) to cleanup and restore 250 Birge Street. We will commit staff time from the Town Planner to assist VRC in achieving your cleanup plan at 250 Birge Street.

Using present figures, the Town anticipates that a minimum of \$3,900 in in-kind contributions will be directed to your project for community outreach activities. This rate is based on 120 hours of community outreach activities at an hourly wage of \$39.00 per hour (including fringe). The Town Planner will undertake such tasks as holding community meetings in the neighborhood, producing newspaper and website materials, and providing support to the Advisory Committee.

This project is very important to the Town of Brattleboro and we look forward to continuing to partner with VRC. The cleanup work funded through this grant will provide economic and environmental benefits which will help Brattleboro become a more resilient community.

Sincerely,



Peter B. Elwell
Town Manager



Windham County Natural Resources Conservation District

Our vision is for a community in which all members understand their connectedness to the land and work together to maintain our natural resources and landscape through sustainable management practices

Windham County Natural Resources Conservation District

Board of Supervisors

Katie Ross - Putney
Meg Kluge – Brattleboro
Linda Corse- Whitingham
Geof Dolman – Brattleboro
Dawn Zweig- Putney

Associate Supervisors

Ross Thurber - Brattleboro
David Major - Putney
Gail MacArthur - Marlboro
Barbara Cole – Wilmington
Elizabeth Woods -Dummerston
Ian Martin – Newfane
Andrea Darrow - Putney

Staff

District Manager
Eliza Rudegeair

Supporting Agencies Staff

Natural Resource
Conservation Service
Soil Conservationist
Sylvia Harris

Farm Service Agency
County Executive Director
Julie A. Jacque

28 Vernon Street, Suite 332
Brattleboro, VT 05301
Ph: 802-689-3024
elizabeth.rudegeair@vt.nacdn
et.net

windhamcountynrcd.org

November 15, 2017

Dear Steve Libby,

The Windham County Natural Resources Conservation District (WCNRCD) would like to express our enthusiastic support for the project to restore floodplain and revegetate the former “Cersosimo” parcel along the Whetstone Brook in Brattleboro, Vermont. We are committed to providing technical assistance and collaboration on the design for revegetation of this riparian area, as well as any support necessary for community outreach.

This land represents a tremendous opportunity to restore vital floodplain upstream of downtown Brattleboro, as well as create a vibrant community asset for the town. The location has the unique characteristic of being both integral to flood resiliency and easily accessible to downtown residents. It is the hope of the WCNRCD that through supporting the Vermont River Conservancy, the Brattleboro Planning Commission, and the Brattleboro Conservation Commission in restoring and revegetating this land, we will also help to create an important community resource both for environmental and ecological education, and for the enjoyment of local residents.

We are excited to express our support, and we are committed to lending our expertise to this project throughout its different stages.

Sincerely,

Eliza Rudegeair

District Manager, WCNRCD



Connecticut River Conservancy

Clean water. Healthy habitat. Thriving communities.

15 Bank Row, Greenfield, MA 01301
413.772.2020 · www.ctriver.org

November 13, 2017

Steve Libby, Executive Director
Vermont River Conservancy
229 Main Street, Suite 11
Montpelier, VT 05602

Re: Vermont River Conservancy 2018 EPA Grant Proposal

Dear Mr. Libby,

The Connecticut River Conservancy (formerly the Connecticut River Watershed Council) is a 501(c)3 organization dedicated to advocating for the protection of the Connecticut River and its watershed. For 65 years, CRC has been the principal voice for improving the quality of life for all inhabitants of this vital New England watershed. CRC's vision of both economic and ecological abundance informs our work to collaborate, educate, organize, restore, and intervene to preserve the health of the entire Connecticut River watershed for generations to come.

The proposed brownfield site outlined in this application is on the Whetstone Brook, a tributary of the Connecticut River. Surface waters are vulnerable to contaminants from this site. Additionally the removal of sediment on the site will restore a much needed flood storage area for this very flashy brook. During Tropical Storm Irene, much of the damage to VT Route 9 was due to the flooding of Whetstone Brook. As you know, the brook drains into the Connecticut through the middle of downtown Brattleboro and the addition of flood storage upstream will help to reduce flood hazards for our vital downtown.

Connecticut River Conservancy fully supports the proposed project to remediate this site. We are pleased to assist the Vermont River Conservancy and the Town of Brattleboro on community outreach for this project. Additionally, CRC is willing to provide funding and assistance to do riparian buffer plantings to help restore the site. Connecticut River Conservancy has completed over five riparian restoration projects in VT and NH this year and currently is working on multiple dam removals, most of which require stream bank stabilization and restoration. The restoration efforts for this site will reduce flood risks in the downtown area, improve water quality and provide much needed open space.

Sincerely,

Kathy Urffer
VT/NH River Steward



November 14, 2017

Steve Libby, Executive Director
Vermont River Conservancy
29 Main Street, Suite 11
Montpelier, VT 05602

Re: Town of Brattleboro EPA Brownfields Assessment Grant

Dear Ms. Fillion:

On behalf of Windham & Windsor Housing Trust, I am pleased to support Vermont River Conservancy's application for funding to clean up and redevelop 250 Birge Street in Brattleboro, Vermont.

Windham & Windsor Housing Trust works to strengthening communities through the development of permanently affordable housing. As a housing developer, we focus our work in traditional, walkable, well-serviced neighborhoods. These are typically densely developed neighborhoods that have small backyards. The property subject to cleanup, 250 Birge Street, is located in close proximity to many of our properties and will provide our tenants with access to open space for recreational opportunities.

We are happy to host public meetings in our community room at the Daley Shoe Building. The Daley Shoe Building is located in close walking distance to the site so it will provide neighbors a convenient place to meet.

We wish you the best in your efforts restore the floodplain on this property.

Sincerely,

Connie Snow
Executive Director

**GREEN STREET
PROMISE COMMUNITY PROJECT**

c/o KidsPlayce
P.O. Box 1093
Brattleboro, VT 05302

November 12, 2017

Mr. Steve Libby
29 Main Street, Suite 11
Montpelier, VT 05602

Dear Steve,

I write in support of US Environmental Protection Agency (US EPA) Clean Up grant for 250 Birge Street, Brattleboro. The Green Street Promise Community is a place-based initiative with a long term goal of increasing kindergarten readiness by improving the lives of children and families in the Green Street community. We are eager to participate in the planning and implementation phases of the 250 Birge St. Clean Up project.

Green Street Promise Community has just hired a project coordinator and we are on schedule with the installation of a trail/pathway network in the neighborhood that demonstrates application of Strengthening Families Protective Factors to strengthen resilience in the Green St community. Although the 250 Birge St parcel is adjacent to our neighborhood it offers the possibility of significant nature informed open space to children and families who frequently encounter housing insecurity and limited access to nature.

We are developing a stewardship program to sustain improvements in two small urban parks and a new trail network through encouraging community pride. We see your project as a natural companion to our efforts. We seek to enhance collaboration among neighbors, families, municipal, school and community entities through programming activities on the trails and parks. We look forward to working with you on each stage of your endeavor. We're happy to participate in the Advisory Group and can help you with outreach as we are working in the same neighborhood community.

Please feel free to get in contact if you need any further elaboration on our commitment. I can be reached at 802-579-9622.

Best of Luck,



Rod Francis

Steering Committee
Green Street Promise
Community Project

PART 1 - THRESHOLD CRITERIA

1. Applicant Eligibility

The Vermont River Conservancy is a 501(c) (3) nonprofit organization. See Attachment A for documentation of the nonprofit status.

2. Site Ownership

The Vermont River Conservancy is the sole owner of the property. The property was purchased on October 31, 2017. The Vermont River Conservancy will maintain sole ownership until all of the cleanup funded by the grant has been completed and the grant is closed out. See Attachment B for a copy of the recorded deed.

3. Basic Site Information

- a. *Name:* 250 Birge Street
- b. *Address:* 250 Birge Street, Brattleboro, Vermont 05301
- c. *Current Owner:* Vermont River Conservancy
- d. *Date acquired:* VRC is the current owner and purchased the property on October 26, 2017.

4. Status and History of Contamination

- a. *Contamination:* Hazardous Substances
- b. *Operational History and Current Uses:* The site has been vacant and unused since circa 1960 except for lumber storage. Historically, the site was the Holden and Martin sawmill and lumber storage yard beginning circa 1904 until approximately 1960. Before then, there was an icehouse and office on the site in 1869. From the 1960's to the early 2000's, the property was used to store lumber. It is currently vacant and no buildings exist on the property.
- c. *Environmental Concerns:* Based on the data collected during the Phase II Environmental Site Assessment, polycyclic aromatic hydrocarbons (PAHs) that exceed residential soil screening values are present in soils on the property.
- d. *Contamination History and Nature and Extent of Contamination:* The PAH concentrations in shallow soil in the northern and central portions of the site are possibly due to historic sawmill operations and/or proximity to homes and roads. Soil testing indicates that shallow soils (0-4' below grade) in the northern part of the site and shallow soils (0-2 feet below grade) are impacted with polycyclic aromatic hydrocarbons (PAH) at levels above Vermont's residential soil screening values. The levels of PAH contamination generally decline in a southward direction and with depth.

5. Brownfields Site Definition

- a. This site is not listed or proposed for listing on the National Priorities List.
- b. This site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. This site is not subject to the jurisdiction, custody, or control of the United States government.

6. Environmental Assessment

The following environmental investigations have been conducted for this property:

- Phase I Environmental Site Assessment Report, Cersosimo Industries, Inc., 250 Birge Street, Brattleboro, Vermont, July 15, 2016 – LE Environmental (ATM E1527-13)
- Phase II Environmental Site Assessment Report, Cersosimo Industries, Inc., 250 Birge Street, Brattleboro, Vermont, February 8, 2017 – LE Environmental.
- Phase I Environmental Site Assessment Report, Cersosimo Industries, Inc., 250 Birge Street, Brattleboro, Vermont, updated October 23, 2017 – LE Environmental (ASTM E1527-13)

7. Enforcement or Other Actions

There are no federal, state, or local enforcement actions on this site.

8. Property-Specific Determination

This site does not require a property-specific determination because there are no planned or ongoing removal actions under CERCLA; no unilateral administrative orders, court order, administrative orders on consent, or judicial consent decree or permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA, or SDWA; the site is not subject to RCRA corrective action; the site is not a land disposal unit; there has been no release of PCBs or subject to TSCA remediation; and is not receiving monies for cleanup from the LUST trust fund.

9. Site Eligibility and Property Ownership Eligibility

a. Hazardous Substances Site

VRC is applying for hazardous substances funding and is responding to all items under subpart (a).

(1) *CERCLA §107 Liability*: VRC is not potentially liable for contamination at the site under CERCLA 107 because VRC meets the criteria of a Bona Fide Prospective Purchaser (BFPP). The VRC performed “All Appropriate Inquiry” before acquiring the property by performing a Phase I environmental site assessment using the ASTM E1527-13 standard practice. The VRC also meets the no affiliation demonstration criteria. The VRC is complying with any existing or future land use and institutional controls and is committed to provide all legally required notices and cooperate with authorized response persons in the event of discovery or release of hazardous substances at the site. The VRC is taking appropriate care regarding the hazardous substance found at the site and is preventing future releases and exposures to hazardous substances at the site. As a BFPP, the VRC is an eligible property owner and meets the BFPP requirements.

(2) Liability and Defenses Protections

a. Information on Property Acquisition

- i) VRC acquired the site by negotiated purchase.
- ii) The property was purchased on October 26, 2017.
- iii) The ownership is fee simple.
- iv) VRC acquired ownership of the property from Cersosimo Industries, Inc.

- v) VRC does have a contractual obligation with the previous owner, Cersosimo Industries, Inc. to pay off a mortgage on the property
 - b. Timing and/or Contribution Toward Hazardous Substance Disposal: All disposal of hazardous substances at the site occurred prior to VRC's acquisition. VRC has not caused or contributed to any releases at the site. At no time has VRC arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
 - c. Pre-Purchase Inquiry:
 - i) A Phase I Environmental Site Assessment Environmental assessment in compliance with ASTM E1527-13 for the site on behalf of VRC and the Town of Brattleboro, VT on July 15, 2016, updated October 23, 2017 by LE Environmental.
 - ii) The ASTM E1527-13 Phase I Environmental Site Assessment was performed by Alan Liptak of LE Environmental, Inc. Mr. Liptak a Certified Professional Geologist with the American Institute of Professional Geologist and a licensed Professional Geologist in the State of New Hampshire. Through his certification and license, he qualifies as Qualified Environmental Professional (QEP).
 - iii) An updated ASTM E1527-13 Phase I Environmental Site Assessment was completed on October 23, 2017 that included the appropriate updates so that VRC could take advantage of the bona fide prospective purchaser provision.
 - d. Post-Acquisition Uses: The use of the property has not changed since VRC acquired the property; it remains vacant and unused with no structures. There have been no other users of the property since VRC's acquisition.
 - e. Continuing Obligations: VRC has assessed the property and is exercising appropriate care with respect to hazardous substances as follows:
 - i) VRC is unaware of any continuing releases of hazardous substances. If it becomes aware of a continuing release, it will act promptly to stop it.
 - ii) VRC is unaware of the potential for any threatened future release of hazardous substances. If it becomes aware of the potential for a future release, it will act promptly to prevent it.
 - iii) VRC has taken steps to minimize and prevent exposure to previously released hazardous substance by maintaining a locked gate restricting access to the property.
- VRC is committed to:
- i) complying with all land use restrictions and institutional controls developed during the corrective action process;
 - ii) assisting and cooperating with those performing the cleanup and provide access to the property;
 - iii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and

- iv) providing all legally required notices.

10. Cleanup Authority and Oversight Structure

- a. **Cleanup Oversight:** The site is enrolled in Brownfields Redevelopment Environmental Liability Limitation Program, the State of Vermont's voluntary cleanup program. The technical and regulatory aspects of the project will be overseen by the Vermont Department of Environmental Conservation, Brownfields Response Section.

VRC will obtain a Qualified Environmental Professional to oversee the cleanup of the site. The QEP will be hired using a Request for Proposal (RFP) process to ensure a competitive bid process. The QEP will be hired early in the process to ensure that the QEP is involved in the final design, development of specs and management of the Corrective Action Plan. VRC will also issue a request for bids to OSHA-qualified cleanup contractors for the cleanup construction work. Both bid processes will comply with the competitive bid procedures described in 40 CFR Part 30.

VRC will administer the grant via its own resources, which have been demonstrated to be effective at other grant-funded work. The Town of Brattleboro, which currently has an EPA Brownfields Assessment Grant and has managed the cleanup of a brownfield site, will be available for consultation and advice on management of the Cleanup Grant. The Vermont Department of Environmental Conservation, Brownfields Response Section will provide technical oversight.

- b. **Access to adjacent properties:** It is not anticipated that cleanup activities will impact adjacent or neighboring properties. The site is accessed from Birge Street to the north, a public road. Steep slopes prevent the property being accessed from the east and south. The Whetstone Brook prevents access from the west. In the event that access to a neighboring property is required, VRC will work with the Town of Brattleboro to coordinate with the property owners to allow reasonable access to the property for the purposes of environmental cleanup consistent with this grant.

11. Community Notification

- a. **Draft Analysis of Brownfield Cleanup Alternatives**
- b. **Community Notification Ad:** VRC has provided the public with notification of its intent to apply for EPA Cleanup funds and an opportunity to submit comments. VRC placed a notice in the local newspaper, *Brattleboro Reformer* on October 30, 2017. Copies of the notice were also posted within Town Hall, on the Town of Brattleboro website and on a local citizen-news website, ibrattleboro.com. Property owners that about the site were mailed the notice.
- c. **Public Meeting:** A public meeting was held on November 6, 2017 at the regularly scheduled meeting of the Brattleboro Planning Commission.
- d. **Community Notification Documents:** A copy of the draft ABCA, community notification advertisement, comments received at the community meeting, response to

public comments, meeting notes from the public meeting, and the meeting sign-in sheet are included in Attachment C.

12. Statutory Cost Shares

- a. Required Cost Share:** VRC will satisfy the \$40,000 cost share with in-kind and cash contributions to the project.
- b. Hardship Waiver:** VRC is requesting a cost share waiver. An explanation of the basis for this request is found in Attachment D.

ATTACHMENT A



IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248162365
Mar. 29, 2012 LTR 4168C E0
03-0347147 000000 00
00018777
BODC: TE

VERMONT RIVER CONSERVANCY INC
29 MAIN ST STE 11
MONTPELIER VT 05602-2952



000209

Employer Identification Number: 03-0347147
Person to Contact: Robert C Voss
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Mar. 20, 2012, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in February 1996.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

0248162365
Mar. 29, 2012 LTR 4168C E0
03-0347147 000000 00
00018778

VERMONT RIVER CONSERVANCY INC
29 MAIN ST STE 11
MONTPELIER VT 05602-2952

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,



S. A. Martin, Operations Manager
Accounts Management Operations

ATTACHMENT B

Grantors: Cersosimo Industries, Inc.
Grantees: Vermont River Conservancy, Inc.
Street: 250 Birge Street
Parcel No: 315101.000

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that CERSOSIMO INDUSTRIES, INC., a Vermont Corporation with its principal place of business at P O Box 1800, Brattleboro, in the County of Windham and State of Vermont, GRANTOR, in consideration of One (\$1.00) Dollar and other valuable consideration to its fullest satisfaction paid by VERMONT RIVER CONSERVANCY, INC., a Vermont Nonprofit Corporation with its principal place of business at 29 Main Street, Suite 11, Montpelier, in the County of Washington and State of Vermont, GRANTEE, by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, VERMONT RIVER CONSERVANCY, INC., its successors and assigns forever, a certain piece of land in Brattleboro, in the County of Windham and State of Vermont commonly described as 12.4 acres, more or less, with a 9-1-1 address of 250 Birge Street, more particularly described as follows, viz:

Being all and the same lands and premises as were conveyed by Warranty Deed of Cersosimo Lumber Company, Inc. to Cersosimo Industries, Inc. dated May 7, 2009 and recorded May 15, 2009 in Book 378, Page 457 of the Brattleboro Land Records and therein more particularly describe on the Schedule A attached hereto and incorporated herewith.

Reference is made to the deeds and records herein described and to all prior deeds and instruments for a more complete description of the lands and premises conveyed.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof to the said GRANTEE, VERMONT RIVER CONSERVANCY, INC., its successors and assigns, to their own use and behoof forever; and the said GRANTOR, CERSOSIMO INDUSTRIES, INC., its successors and assigns, does covenant with the said GRANTEE, VERMONT RIVER CONSERVANCY, INC., its successors and assigns forever, that until the ensembling of these presents it is the sole owner of the premises and has good right and title to convey the same in the manner aforesaid; that it is free from every encumbrance, except as aforesaid, and they do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF Michael A. Cersosimo, hereunto sets his hand and seal this 26th day of October 2017.

IN PRESENCE OF:

CERSOSIMO INDUSTRIES, INC.

melmissow

Michael A. Cersosimo
Michael A. Cersosimo, President
and duly authorized agent

STATE OF VERMONT
WINDHAM COUNTY, SS.

At Brattleboro this 26th day of October 2017, Michael A. Cersosimo, President and duly authorized agent personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of CERSOSIMO INDUSTRIES, INC.

Before me,

melmissow
Notary Public

My Commission Expires: 10 February 2019

ACKNOWLEDGMENT
Ret rec'd (certs/Act 250 disclo) Tax pd
Doc: 00001826 Date: Nov 01, 2017
Amanda Suk Clerk

Schedule A
250 Birge Street, Brattleboro, Vermont

Being Parcel Five and being a portion of the land which was conveyed by Warranty Deed of Frost Street, Inc. formerly Brattleboro Kiln Drying & Milling Company, Inc. to Brattleboro Kiln Dry & Milling Co., Inc. dated September 26, 1986 and recorded September 26, 1986 in Volume 192, Page 484 of the Brattleboro Land Records and being more particularly described as follows:

"A certain piece of land in Brattleboro in the County of Windham, State of Vermont, bounded and described as follows:

"Bounded and butted as follows: North by land of Henry and Lillian Mansfield, Williams Street and Whetstone Brook so-called; East by Whetstone Brook; South by land of Ernest J. Gunzinger, Benjamin and Anna Organek, Edward and Marjorie McKay, Bernard and Elsie Reynolds, Raymond O. Pratt, Florence Gauthier, Nick George and Winfred and Doris Landman and Jason Paul Bushnell; West by land of Jason Paul Bushnell, the Factory Dam so-called and Henry and Lillian Mansfield.

"Meaning and intending to convey that part of the Fletcher Mill property still owned by the Holden & Martin Lumber Company and the so-called Leahy parcel consisting of about ten (10) acres, both parcels which are described in deed from L. E. Holden and heirs of J. L. Martin to the Holden and Martin Lumber Company dated March 26, 1915, and recorded in Vol. 57, Page 301, with the exception of lands sold by the Holden & Martin Lumber Company to Arthur J. Rolin and Inez S. Rolin on July 2, 1951, by deed recorded in Vol. 91, Page 98 of the Brattleboro Land Records, property sold to Arthur W. Chase and Madelyn E. Chase on April 16, 1964, Vol. 109, Page 130 of the Brattleboro Land Records, and real estate sold to Inez S. Rolin on November 18, 1957, by deed recorded in Book 99, Page 481 of the Brattleboro Land Records. Also excepting and reserving in this conveyance such easements and right-of-way over the above conveyed property as are fully set forth in said deed recorded at Book 57, Page 301 of the Brattleboro Land Records above referred to, and further excepting such sewer right-of-way which was granted to the Town of Brattleboro on November 23, 1956, by deed recorded in Book 99, Page 495 of the Brattleboro Land Records and such right-of-way granted to the Town of Brattleboro by deed dated August 7, 1944, and recorded in Book 80, Page 421 of the Brattleboro Land Records.

"Also conveying whatever rights the Holden & Martin, Lumber Company has in and to lands described in deed from the Estey Organ Company to the Holden & Martin as partners by dated September 19, 1914, and recorded in Vol. 55, Page 317 of the Brattleboro Land Records, to which deed and the record thereof reference is had for a full and complete description.

And being the same lands this day conveyed by the Holden & Martin Lumber Company to the Brattleboro Kiln Drying & Milling Co., Inc., by deed to be recorded in the Brattleboro Land Records."

Brattleboro Kiln Dry & Milling Company, Inc. was merged into Cersosimo Industries, Inc. by Certificate of Merger, dated April 7, 1993 and recorded April 15, 1993 in Book 234, Page 577 of the Brattleboro Land Records

ATTACHMENT C

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
Cersosimo Industries Site
250 Birge Street, Brattleboro, Vermont 05301
Vermont DEC Site Number 2016-4656

I. Introduction & Background

a. Site Location

The Site is known as the Cersosimo Industries Site, a.k.a. Sawdust Alley, and is located at 250 Birge Street, Brattleboro, Vermont, 05301 (herein referred to as “the Site”). The Site consists of an approximately 12.5 acre parcel on both sides of Whetstone Brook.

b. Previous Site Use(s) and any previous cleanup/remediation

The Site has been part of a group of properties owned by lumber and furniture companies for over 100 years. Historically, the Site was the Holden and Martin sawmill and lumber storage yard beginning circa 1904 until approximately 1960. Before then, there was an icehouse and office on the Site in 1869. The sawmill was water powered and relied on water diverted via a canal to a mill pond on the eastern side of the Site. Water in the pond was diverted through a penstock to a wheelhouse on the north side of the sawmill. A vintage photo of the sawmill shows that it was a three story wood structure open on the bottom. Logs were loaded on a ramp and rolled into the sawmill for sawing into boards.

Several feet of fill were brought to the Site at an unknown date. The source of the fill is not known. There is no current potable water source or sewage disposal system on the Site. Town water and sewer utility lines cross the Site east to west across the northern part of the Site. The Site has been vacant and unused since circa 1960 except for lumber storage. The owner representative stated in an interview that pressure-treated lumber was never produced or stored at the Site. There has been no previous environmental cleanup or remediation at the Site.

c. Site Assessment Findings

The Site has had Phase I and Phase II Environmental Site Assessments (ESAs) performed using EPA Brownfields Assessment grant funds administered by the Town of Brattleboro. LE Environmental LLC of Waterbury, Vermont completed the Phase I and Phase II ESAs.

During the Phase I ESA, LEE identified three RECs as defined by ASTM E1527-13. These include:

1. Fill materials of unknown origin brought in to raise the grade at an unknown date.
2. An historic sawmill that likely used petroleum products for lubricants, which operated on the Site from circa 1904 through circa 1960.
3. An historic machine shop at 81 Williams Street (formerly 21 and 26 Williams Street) that operated from circa 1949 through at least 1992. This location is directly uphill of a portion of the Site.

Additionally, the Vermont Department of Environmental Conservation (DEC) reviewed the Phase I ESA report and noted on August 12, 2016 “in addition to the historic machine shop, the historic junkyard/automobile garage upgradient at 6 Williams/28 Williams would also be considered a REC.”

A Phase II ESA was recommended in the Phase I ESA report. The objective of the Phase II ESA was to evaluate the possibility of contamination on the Site due to the identified RECs. A soil and groundwater assessment was performed to determine whether the RECs have resulted in detectable impacts. LEE made the following findings during the Phase II ESA.

1. Soils beneath the Site generally consist of sand, with lesser gravel and silt.
2. Soil testing indicates that shallow soils (0-4' below grade, bg) in the northern part of the Site are impacted with polycyclic aromatic hydrocarbons (PAH) at levels above the DEC's residential soil screening value (SSV). The levels of PAH contamination generally decline in a southward direction and with depth.
3. The soils from 2-4' bg in the central portion of the Site, and all of the soils in the southern part of the Site, did not contain PAHS at concentrations above the residential SSV.
4. The PAH concentrations in shallow soil in the northern and central portions of the Site are possibly due to historic sawmill operations and/or proximity to homes and roads.
5. The soil testing results also indicate that volatile organic compounds (VOCs), polychlorinated biphenyl compounds (PCBs), total petroleum hydrocarbons (TPH) and metals were either not present at reportable levels, or were present at levels below the residential SSV.
6. Testing of two saturated soil samples from the Site on the north bank of Whetstone Brook adjacent to the historic machine shop did not contain evidence of environmental contamination from the historic machine shop operations.
7. The groundwater testing results indicate that no VOCs were reported above laboratory detection limits, and metals concentrations were below state groundwater standards.
8. Groundwater was found to be flowing southeasterly in the northern part of the Site, parallel to the flow in Whetstone Brook as it loops past and east of the Site.
9. Removal of shallow fill soil from the northern and central portions of the Site will expose native sandy soils, which are less heavily impacted than the overlying fill soils. Off- Site reuse of the fill soils in the northern and central parts of the Site may be problematic, since the PAH levels exceed the residential SSV. Fill soils in the southern part of the Site are less impacted and do not exceed the residential SSV and could be used elsewhere.
10. No further environmental site assessment activities appear to be warranted at present based on the Phase II ESA data. The three existing monitoring wells should be properly abandoned according to the Vermont Water Supply Rule.
11. The shallow soils at the northern and central portions of the Site contain PAHs at levels above the residential SSV. If the contaminated soils are to remain on Site, a

deed restriction/institutional control document should be developed for recording in the Town of Brattleboro land records. Removal and/or relocation of soils on the Site must be done according to an approved Corrective Action Plan.

The Phase II ESA findings have been affected by the DEC's new hazardous sites rule (the "I-Rule") in July 2017, as follows.

Finding #3: The soils in the central and southern part of the Site do not contain PAHs at concentrations above EPA and DEC residential screening values.

Finding #4: PAH concentrations in shallow soil in the northern portion of the Site are possibly due to historic sawmill operations and/or proximity to homes and roads.

Finding #9: Off-Site reuse of the fill soils in the northern portion of the Site will require soil management because several individual PAH concentrations exceed EPA and DEC residential screening thresholds. Individual PAH concentrations in these soils do not exceed EPA and DEC industrial thresholds, nor do they exceed statewide background concentrations for urban areas.

d. Project Goal (site reuse plan)

The Vermont River Conservancy, a statewide, water-focused, nonprofit land trust devoted to protection of exceptional shore land, has acquired the Site. Its mission includes improving Vermont communities' flood resiliency by actively exploring new conservation approaches that convert flood-threatened private property to public open space for recreation and public access. Vermont River Conservancy will restore the Site's floodplain functionality by removing a substantial quantity of the filled soil, bringing the Site back closer to its original grades and providing additional flood water storage. Approximately 2 acres of the 12-acre parcel have soil PAH concentrations above EPA and DEC residential screening values that will be subject to corrective action.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

Vermont River Conservancy (grantee) will follow federal procurement requirements to retain a qualified environmental professional to coordinate, oversee and certify the cleanup. The qualified environmental professional procurement will be advertised using open competitive procedures. The DEC will also oversee the cleanup and will issue the Certificate of Completion under Vermont's Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program.

b. Cleanup Standards for Major Contaminants

The cleanup will be performed to the DEC's I-Rule standards. The major contaminant is PAHs in soil, which will be addressed by partial soil removal.

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, State of Vermont I-Rule. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits (e.g., Dig-safe, and non hazardous waste transport/disposal bills of lading) will be obtained.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered

To address contamination at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Capping, and Alternative #3: Excavation with off-Site Disposal.

b. Cost Estimate of Cleanup Alternatives

Effectiveness

- **Alternative #1**-No action is not effective in controlling or preventing the exposure of receptors to contamination at the Site. Also, no action will not help reduce the impact of future flood events on the community.
- **Alternative #2**-Capping is an effective way to prevent recreational receptors from coming into direct contact with contaminated soils in the northern portion of the Site. However, capping as a remedy is not consistent with the redevelopment goal of lowering the Site's grade to create more flood water storage.
- **Alternative #3**-Excavation with off-Site disposal is an effective way to minimize receptor contact risk because the resulting ground surface will contain PAHs at levels below statewide urban background concentrations. Excavation is also consistent with the redevelopment goal of lowering the Site's grade to create more floodwater storage.

Implementability

- **Alternative #1**-No action is relatively easy to implement since no physical remediation would take place. Additional fencing would be installed (approximately 1,000 feet) to further restrict public access.
- **Alternative #2**-Capping is relatively easy to implement, especially because soils from the center and south parts of the Site could be used since they contain no PAHs above residential screening levels. A geosynthetic membrane would be placed on top of the existing soil to separate it from the clean soil cap. A clean soil cap would require periodic inspections and possible repairs.
- **Alternative #3**-Excavation and off-Site disposal is moderately difficult to implement. An average excavation depth of 3' would be implemented over a 2-acre area. This alternative would require an off-Site soil disposal or reuse destination to be identified. Dust suppression and monitoring during cleanup, and

short-term disturbance to the community, especially along Birge Street, would be anticipated due to truck traffic. However, ongoing monitoring, inspections and maintenance would not be required following excavation and off-Site disposal.

Cost

- **Alternative #1-** The estimated cost to implement Alternative #1 is \$24,000.
- **Alternative #2-** The estimated cost to implement Alternative #2 is \$146,000.
- **Alternative #3-** The estimated cost to implement Alternative #3 is \$293,000.

c. Recommended Cleanup Alternative

Based on the evaluation of recommended technologies, Alternative 3: Soil Excavation with Off-Site Disposal is the recommended cleanup alternative for the Site. This option is technically feasible for remediating shallow soil contamination, will protect the public from exposure, and will achieve the redevelopment objective of creating additional flood water storage. Alternative 1: No Action was not recommended as it would not mitigate the contamination and does not meet the intent of Site reuse goals. Alternative 2 was not recommended despite its lower cost because, although it would minimize or eliminate public exposure to PAH contamination, it is not consistent with the redevelopment objective.

Classifieds

To
call 1

Public Notices

NOTICE OF PUBLIC SALE:

The following self-storage Cube contents containing household and other goods will be sold for cash by **CubeSmart, 62 Old Ferry Road, Brattleboro, VT 05301** to satisfy a lien on **Wednesday, November 8, 2017** at approx. 11:00 am at www.storage-treasures.com

Cube #B18, Wendy Poirer;
Cube #H13, Vanessa Sanchez;
Cube #H44, Michael Graves;
Cube #H69, Janine Hamilton;
Cube #H71, Brandie Gillard;
Cube #H81, Jonathon Merritt;
Cube #I43, Elizabeth Rudegeair;
Cube #K13, Linda Sabatino;
Cube #K16, Stephanie Walton;
Cube #N08, Walter Randall;
Cube #N23, Kristen Lockwood
10/23/17, 10/30/17

NOTICE OF PUBLIC SALE

The following self-storage Cube contents containing household and other goods will be sold for cash by **CubeSmart, 125 Potter Industrial Drive, Westminster, VT 05158** to satisfy a lien on **Wednesday, November 8, 2017** at approx. 12:00 pm at www.storage-treasures.com

Cube #W164, Beth Blake
10/23/17, 10/30/17

Public Hearing Notice

The Vermont River Conservancy is applying to the U.S. Environmental Protection Agency for \$200,000 in brownfields funding to perform remedial actions at the 250 Birge Street in Brattleboro, Vermont. The remedial activities are being performed in support of a floodplain restoration project. A public meeting to take public comment will be held on **November 6, 2017 at 5:45 PM** in the Community Room at the Brooks Memorial Library, 224 Main Street, Brattleboro.

Copies of the draft proposal and Analysis of Brownfields Cleanup Alternatives are available at the Vermont River Conservancy, Brattleboro Planning Department and at www.brattleboro.org. Interested citizens are invited and encouraged to attend the hearing or submit comments in writing to the Vermont River Conservancy at 29 Main St., Suite 11, Montpelier, VT 05602 or by email to slibby@vermontriverconservancy.org 10/30/17

STATE OF VERMONT
VERMONT SUPERIOR COURT
WINDHAM UNIT
CIVIL DIVISION
DOCKET NO: 38-1-16 WMCV

BAYVIEW LOAN SERVICING, LLC

Public Notices

Book 362 Page 22 all of the land records of the Town of Rockingham for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **31 Green Street, Village of Bellows Falls, Town of Rockingham, Vermont** on **November 14, 2017 at 12:00PM** all and singular the premises described in said mortgage,

To wit:

Tax ID Number (s): 23-4440031

Land situated in the Town of Bellows Falls in the County of Windham in the State of VT

BEING ALL AND THE SAME LAND AND PREMISES AS CONVEYED TO JOHN MCHUGH BY QUIT CLAIM DEED, OF DENISE MCHUGH DATED JUNE 09, 2006, AND RECORDED JUNE 16, 2006 IN BOOK 300 PAGE 284 OF THE TOWN OF ROCKINGHAM RECORDS, AND IN SAID DEED DESCRIBED AS FOLLOWS:

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO JOHN MCHUGH AND DENISE MCHUGH BY QUIT CLAIM DEED OF BARBARA MCHUGH AND JOHN MCHUGH. DATED 6/9/06 AND RECORDED IN VOLUME AT PAGE OF THE TOWN OF ROCKINGHAM, LAND RECORDS. ALSO, BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO JOHN M. MCHUGH AND BARBARA MCHUGH BY WARRANTY DEED OF ETHEL K. FERGUSON DATED JULY 12, 1999 OF RECORD AT BOOK 252, PAGE 246 OF THE TOWN OF ROCKINGHAM LAND RECORDS.

BEGINNING AT AN IRON PIN DRIVEN IN THE GROUND ON THE EASTERLY SIDE OF GREEN STEEL, IN THE VILLAGE OF BELLWS FALLS IN SAID ROCKINGHAM AT THE NORTHWEST CORNER OF LAND FORMERLY OWNED BY WILLIAM A. O'BRIEN; THENCE EASTERLY ON THE NORHTERLY SIDE OF SAID O'BRIEN'S LAND 85 FEET TO AN IRON PIN; THENCE NORTHERLY FIFTY FEET TO AN IRON PIN. THE LAST NAMES LINE BEING A CONTINUATION OF THE EASTERLY LINE OF SAID O'BRIEN'S LINE; THENCE WESTERLY IN A LINE PARALLEL WITH THE SOUTHERLY LINE OF THE LAND HEREIN EIGHTY FEET TO AN IRON PIN; THENCE SOUTHERLY IN A STRAIGHT LINE FIFTY FEET TO THE POINT OF BEGINNING.

Public Notices

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid by a certified check, bank treasurer's or cashier's check within sixty (60) days after the date of sale.

The mortgagor is entitled to redeem the premises at any time prior to the sale by paying the full amount due under the mortgage, including the costs and expenses of the sale. Other terms to be announced at the sale.

DATED: October 10, 2017
By: /S/Rachel K. Jones, Esq.
Rachel K. Jones, Esq.
Bendett and McHugh, PC
270 Farmington Ave., Ste. 151
Farmington, CT 06032
10/23/17, 10/30/17, 11/06/17

Found

FOUND: Bank card found last night in Brattleboro. Please call with specifics to claim. 802-579-2166

Business Properties/Sale

COMMERCIAL SPACE - Office, Storage, manufacturing: Saxtons River. Call 845-462-1800

SAXTONS RIVER, VT. Equipped Restaurant/Bar for Rent
Call 845-462-1800

Apartment Rentals

BRATTLEBORO. 1 Bedroom Private. Carpeted. Storage. Washer dryer hookup. \$920 plus utilities a month. 802-257-7462.

SAXTONS RIVER, VT - 2 Bedroom apartment, \$825.00/month plus utilities, First, last, and security. Call 845-462-1800.

SAXTONS RIVER, VT - 2 Bedroom apartment, \$770.00/month plus utilities, First, last, and security. Call 845-462-1800.

SAXTONS RIVER VT, 1 bedroom, \$800.00/ month, includes utilities. First, last and security. Call 845-462-1800.

BELLOWS FALLS

Great apartments
for rent!

1, 2, 3 bedroom
available immediately

Some newly renovated

Help Wanted



Need some Christmas cash?

\$1,000 sign on bonus
paid December 21st
FULL TIME 7-3
RN OR LPN

A unique opportunity for the right individual to join a newly forming unit. The applicant should have strong leadership and communication skills and be self-motivated. If you are looking to make a difference in long term care and think this could be you, apply today.

3-11 FULL TIME LNA
11-7 FULL TIME LNA
3-11 24hr LNA
11-7 24hr LNA

PER DIEM RN-LNA

ALL SHIFTS

\$500 SIGN ON BONUS
WITH COMMITMENT

Please call, come in or email us:

802-254-4977 Ext. 202
thomdsonover.net
EOE

\$100 and Under

BEECHCRAFT Rocker/recliner. Green, great condition. No dog or kids. \$75. 802-365-7620.

DOG CRATE. Bottom pan, Handle. Divider. 48"x30"x32". \$50 OBO. 802-251-2127.

FIRESTONE 75R15 Snow tires. Lightly used. \$100. OBO. 802-258-7615.

FITBIT Pink with two pink bands and chargers. \$40. 802-365-9270.

FREE Voit 960HF Fitness System. Pick up in Dover VT. 860-953-0336.

LAND'S END Girls Snow jacket and pants Size 7-8. \$40. 802-365-9270.

LLBEAN Girls size 8 Down Waterproof 3/4 coat. Periwinkle. \$35. 802-365-9270.

METAL CABINETS x2 5 Shelves each. Good condition. Both for \$30. 802-365-7000.

PORTABLE WOODEN Wallpaper/craft table with many wooden tools. Opens 22'-73". \$75. 802-365-9270.

ROCKING HORSE. Stuffed soft on a sturdy steel frame. Excellent condition. \$75. 802-257-4710.

SNOW SHOES. Men's Yukon Charlie Summit All Terrain. Good Condition. \$60. 802-257-4710.

**FY 2018 EPA Brownfields Cleanup Grant Application
Vermont River Conservancy - 250 Birge Street, Brattleboro
Summary of Public Comments and Responses**

Vermont River Conservancy made its FY18 EPA Brownfields Cleanup Grant Application available to the public on October 30, 2017. VRC received no comments on the application.

**FY 2018 EPA Brownfields Cleanup Grant Application
Vermont River Conservancy - 250 Birge Street, Brattleboro
Summary of Public Meeting**

The Vermont River Conservancy held a public meeting on November 6, 2017 at 5:45 to facilitate discussion of its FY17 EPA Brownfields Cleanup Grant Application.

The following people attended the meeting:

Steve Libby, VRC Executive Director
Rod Francis, Town of Brattleboro Planning Director
Sue Fillion, Town of Brattleboro Planner
Elizabeth McLoughlin
Kate Audlin
Kathy Urffer
Josh Steele
Chris Mays
Jessica Gelter

Mr. Libby explained the work that VRC and the Town has done over the past 3 years. He explained the extent of contamination and that the plan is excavate the contamination and remove it from the site. The overall redevelopment of the property is floodplain restoration with public access for people of all abilities through trails and other passive recreation. Liz McLoughlin expressed support for the project and noted that it was consistent with the design charrette that the community took part in with the US EPA in 2016. Kathy Urffer also expressed support. There were no questions.

VRC Public Meeting
Cleanup Grant for 250 Birge St
November, 6, 2017

Josh Steltz

Sue Fullion

Rod Francis

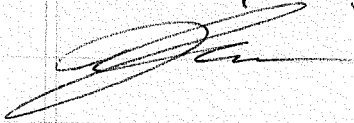
STEVE LIBBY

Kate Audlin

Chris May

by McLaughlin

Kathy With

A stylized, handwritten signature in black ink, possibly reading "John" or "Jon", with a long horizontal stroke extending to the left.

ATTACHMENT D

Hardship Waiver Request: Vermont River Conservancy

The Vermont River Conservancy (VRC) is a 501(c)(3) non-profit organization whose mission is to conserve and restore important lands along Vermont's rivers. VRC employs three staff persons including an Executive Director, Stewardship Director, and Financial and Outreach Manager. VRC funds its conservation and restoration projects through a combination of governmental grants (federal and state), private foundations, and local grass-roots fundraising. A typical VRC conservation project will require approximately 30% of the project costs be raised from local sources.

VRC has no authority to raise funds through taxes or assessments. VRC does not have a dedicated, internal organizational fund available for project expenses. Each conservation project must be funded with outside grants or project specific contributions.

Due to the economic challenges facing the Brattleboro community, as listed below, VRC anticipates very limited success in local fundraising. VRC's past experience in local fundraising in economically challenged communities is that the staff time required to raise local funds often exceeds the aggregate local contributions.

Brattleboro's relative decline as a regional center has been going on for decades. Between 2000 and 2016, the number of manufacturing establishments in Brattleboro declined by 10.9%; resulting in the loss of 1,473 manufacturing jobs.¹ As good jobs become harder to find, residents often find themselves working two or more lower paying jobs. According to the Vermont Department of Labor, service oriented jobs made up 72% of the employment opportunities in Brattleboro in 2016. These service jobs rarely include the benefits of manufacturing jobs such as health insurance or retirement plans. Unfortunately, many of these service jobs do not provide a "livable wage." The town's poverty rate of 17.4% exceeds the national rate of 15.5%.² Per capita income for the town is \$26,834, also lower than the national per capita income of \$28,930.³ There is a 8.8% unemployment rate in Brattleboro, slightly higher than the national rate of 8.3%.⁴

The town of Brattleboro also suffers from a problem common among rural communities in Northern New England - an aging population. The town's population of 12,046 has been static for over 50 years. The median age in Brattleboro was 43.2 in the 2010 US Census, rising from 40.2 in 2000 US Census. The median age in the US in the 2010 Census was 37.2. Between 2000 and 2010, Brattleboro experienced the greatest loss of population in the 35-44 age cohort, declining by 552 people. The economic impact of this loss is significant as members of this age group fall in the middle of prime working ages of 25-54.

¹ Covered Employment and Wages for Town of Brattleboro, Base Time Period 2016, Change from 2000, Covered Employment, ELMI Data Tools, Economic and Labor Market Information, Information Center, website of the Vermont Department of Labor, available at <http://www.vtlmi.info>

^{2,3,4} Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

Based on the organizational, economic and social factors presented, VRC respectfully requests a cost share waiver for its 2018 Brownfields Cleanup Grant submission. Should a waiver not be granted, the proposed project can still proceed.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

Vermont River Conservancy

5a. Federal Entity Identifier:

03-0347147

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Vermont River Conservancy

* b. Employer/Taxpayer Identification Number (EIN/TIN):

03-0347147

* c. Organizational DUNS:

7912101510000

d. Address:

* Street1:

29 Main St., Ste 11

Street2:

* City:

Montpelier

County/Parish:

* State:

VT: Vermont

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

05602-0541

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Steve

Middle Name:

* Last Name:

Libby

Suffix:

Title:

Executive Director

Organizational Affiliation:

* Telephone Number:

802-229-0820

Fax Number:

* Email:

slibby@vermontriverconservancy.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-09

* Title:

FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfield Clean Up 250 Birge Street, Brattleboro VT

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: